115.0	0002	0039.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	778,500 /	778,500
					USE VALUE:	778,500 /	778,500
					ASSESSED:	778,500 /	778,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
191		FOREST ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NILES JONATHAN & LAILA M	
Owner 2:		
Owner 3:		
Street 1:	191 FOREST STREET	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 9,568 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1898, having primarily Clapboard Exterior and 1342 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9568.000	283,600		494,900	778,500
Total Card	0.220	283,600		494,900	778,500
Total Parcel	0.220	283,600		494,900	778,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 580.00 | /Parcel: 580.0

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	73967
GIS Ref	
GIS Ref	
Insp Date	10/11/18

!8955!

PREVIOUS ASSESSMENT

Parcel ID: 115.0-0002-0039.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	283,600	0	9,568.	494,900	778,500	778,500	Year End Roll	12/18/2019
2019	101	FV	232,900	0	9,568.	502,000	734,900	734,900	Year End Roll	1/3/2019
2018	101	FV	234,100	0	9,568.	374,700	608,800	608,800	Year End Roll	12/20/2017
2017	101	FV	234,100	0	9,568.	339,400	573,500	573,500	Year End Roll	1/3/2017
2016	101	FV	234,100	0	9,568.	325,200	559,300	559,300	Year End	1/4/2016
2015	101	FV	221,400	0	9,568.	275,700	497,100	497,100	Year End Roll	12/11/2014
2014	101	FV	221,400	0	9,568.	261,600	483,000	483,000	Year End Roll	12/16/2013
2013	101	FV	221,400	0	9,568.	248,900	470,300	470,300		12/13/2012

PRINT

Date	Time
12/10/20	23:29:04

LAST REV

Date	Time
11/17/20	11:59:28
danam	
8955	

USER DEFINED

Prior Id # 1:	73967
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCELROY AMY/ETA	28958-278		8/12/1998		250,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/9/2020	1052	Solar Pa	17,489	C				
4/19/1996	130		1,500	C				ADD SKYLIGHT
11/8/1994	597		12,000	C				REMODEL KITCHEN

ACTIVITY INFORMATION

Date	Result	By	Name
10/11/2018	Inspected	CC	Chris C
9/6/2018	MEAS&NOTICE	BS	Barbara S
12/10/2008	Meas/Inspect	294	PATRIOT
4/6/2000	Inspected	276	PATRIOT
2/8/2000	Measured	264	PATRIOT
9/4/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9568		Sq. Ft.	Site		0	70.	0.74	5									494,926						494,900	

Total AC/HA:	0.21965	Total SF/SM:	9568	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	494,926	Spl Credit		Total:	494,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1898	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	1 - Drywall	50	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99792004
Adj $ / SQ:	175.135
Other Features:	82000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	348436
Depreciation:	64809
Depreciated Total:	283627

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	1

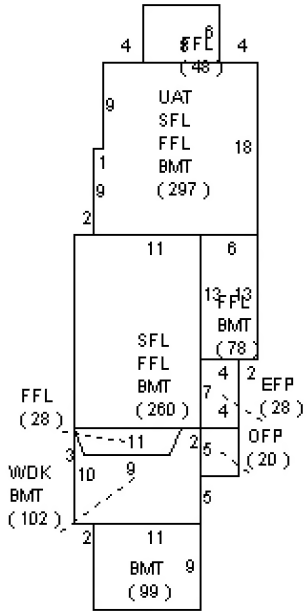
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	175.13
Special Features:	0	Val/Su Net:	136.54
Final Total:	283600	Val/Su SzAd	223.66

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	711	175.130	124,521
BMT	Basement	585	52.540	30,747
SFL	Second Floor	557	175.130	97,550
WDK	Deck	102	15.770	1,609
UAT	Upper Attic	74	122.590	9,103
EFP	Enclos Porch	28	72.450	2,029
OFP	Open Porch	20	43.910	878

Net Sketched Area:	2,077	Total:	266,437
Size Ad	1268	Gross Are	2551	FinArea	1342
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	70				
UAT	100	FLA	100	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

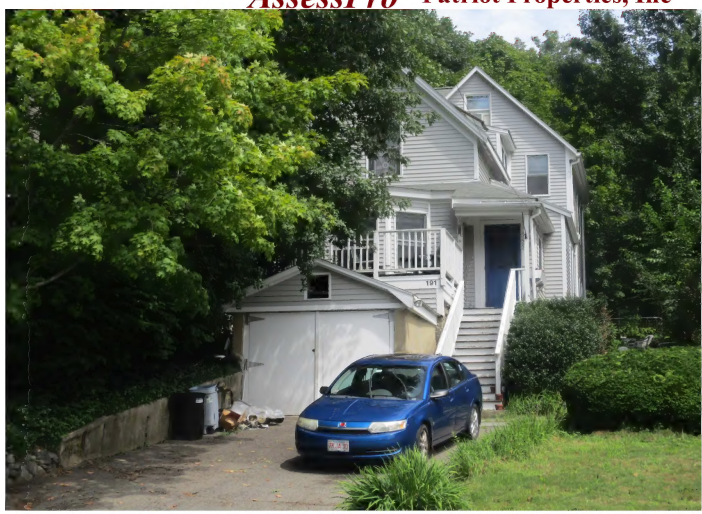
SPEC FEATURES/YARD ITEMS

PARCEL ID

115.0-0002-0039.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc